

“बिजनेस पोस्ट के अन्तर्गत डाक शुल्क के नगद भुगतान (बिना डाक टिकट) के प्रेषण हेतु अनुमत. क्रमांक जी.2-22-छत्तीसगढ़ गजट / 38 सि. से. भिलाई. दिनांक 30-05-2001.”



पंजीयन क्रमांक
“छत्तीसगढ़/दुर्ग/09/2013-2015.”

छत्तीसगढ़ राजपत्र

(असाधारण)
प्राधिकार से प्रकाशित

क्रमांक 24]

रायपुर, सोमवार, दिनांक 16 जनवरी 2023 — पौष 26, शक 1944

आवास एवं पर्यावरण विभाग
मंत्रालय, महानदी भवन, नवा रायपुर अटल नगर

अटल नगर, दिनांक 16 जनवरी 2023

अधिसूचना

क्रमांक एफ 07-36/2022/32.— शासन एतद्वारा छत्तीसगढ़ नगर तथा ग्राम निवेश अधिनियम, 1973 की धारा 23-क उपधारा (1) (क) के अन्तर्गत नवा रायपुर अटल नगर विकास योजना 2031 में अत्यावश्यक लोक प्रयोजनार्थ नवा रायपुर अटल नगर विकास योजना 2031 में (परिशिष्ट-एक) भूमि का उपांतरण प्रस्तावित करते हुये दो प्रमुख दैनिक स्थानीय समाचार पत्रों में एक दिन प्रकाशित की गई थी ।

2. उक्त उपांतरण विकास योजना में निहित विकास नियमन में संशोधन हेतु है।
3. सूचना में उल्लेखित निश्चित समयावधि में कोई आपत्ति/सुझाव प्राप्त नहीं हुआ है।
4. अतः राज्य शासन एतद् द्वारा नवा रायपुर अटल नगर विकास योजना 2031 में उपरोक्त उपांतरण की पुष्टि करता है। उक्त उपांतरण नवा रायपुर अटल नगर विकास योजना 2031 का अंगीकृत भाग होगा।

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार,
सी.तिर्की, उप-सचिव.

छ.ग. नगर तथा ग्राम निवेश अधिनियम 1973 की धारा 23-क के तहत नवा रायपुर अटल नगर विकास योजना 2031 में उपांतरण																								
S. No.	अंगीकृत नवा रायपुर अटल नगर विकास योजना 2031 में																							
A	अधिनियम की धारा 23(क) के तहत उपांतरण																							
Clause 18.2 Definitions:																								
1	Mixed Land use: Mixed land use within one premises and/or in one structure is allowed with compatible uses as decided in the scheme prepared for TOD zones or outside the TOD zone. The proportion of the land uses shall be as per the approved scheme.				Mixed Land use: Mixed-use development is allowed for more than one type of use in a building or set of buildings which can be a combination of residential, commercial, industrial, office, institutional or other landuses.																			
					Addition in Clause																			
					Note: <ul style="list-style-type: none">• Permissibility of activities within Mixed Land use to be decided by Authority.• Permissibility of industrial activities shall be as per Development Plan 2031, Annexure II- Classification of Industries.																			
B	Clause No. 18.5.1, Table 18.1: Activity-wise Land Use Permissibility in different Use Zones																							
2	<table><tr><th colspan="5">Addition in Clause</th></tr><tr><th>S. No.</th><th>Land Use / Activity</th><th>Activity for permissible FAR as Table 18.6</th><th>TOD Zone</th><th>Outside TOD</th></tr><tr><td>30 (a)</td><td>Forest Rest House / Farmhouse</td><td>Residential Plotted Development</td><td>Rural Use Zone</td><td>Rural Use Zone</td></tr></table>									Addition in Clause					S. No.	Land Use / Activity	Activity for permissible FAR as Table 18.6	TOD Zone	Outside TOD	30 (a)	Forest Rest House / Farmhouse	Residential Plotted Development	Rural Use Zone	Rural Use Zone
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3	S. No.	Land Use / Activity	Activity for permissible FAR as Table 18.6	TOD Zone	Outside TOD
	54	Railway Freight Godown	Wholesale Trade/Warehousing	All landuses	Commercial wholesale Composite use Transportation
	54 A	Railway Track and Stations	Wholesale Trade/Warehousing	All landuses	Outside TOD
4	<p>Note:</p> <p>15. The Layer-III shall only be developed either by Airport Authority of India/NRDA/Public Authorities.</p>				
5	<p>Addition in Note</p> <p>Note:</p> <p>23. Green/Urban Forest:</p> <p>Green/Urban Forests defined as areas which are densely covered with plantations, trees, jungle, or any other biodiversity in and around urban areas which provides physiological, sociological, economic, aesthetic, and ecological benefits to the city.</p> <p>This includes urban parks, gardens and natural landscapes, existing individual trees, street trees, green spaces with trees, and even the associated vegetation and the soil beneath the trees.</p> <p>The provision of facilities, related to such urban forests, will be permitted after approvals. Existing block plantation within Layer I to be reserved as Green/Urban Forest and shall remain non-saleable area.</p>				

9	-----	<ul style="list-style-type: none"> • Regulations for Forest Rest House / Farmhouse Forest Rest House/ Farmhouse shall be permitted in Layer II in accordance with the prevailing C.G. Bhumi Vikas Niyam 1984.
10	-----	<ul style="list-style-type: none"> • Regulations for handing over land free of cost for development of roads in Layer II <ol style="list-style-type: none"> a) For development of road in Layer -II, during the development the land under roads area to be handed over to NRANVP free of cost by the private landowners. <ol style="list-style-type: none"> a) In lieu of the handed over land the surrenders': <ol style="list-style-type: none"> i) Additional FAR shall be granted as per C.G. Bhumi Vikas Rules, 1984, Rule 61 ii) Only 50% of the calculated Development Charge shall be payable iii) Exemption shall be given to 5% land utility without handing over fee to the authority. b) During the development of VIP road within Layer II, the land under roads to be handed over to NRANVP free of cost. <ol style="list-style-type: none"> a) In lieu of the handed over land following norms applicable for the first row of land parcel abutting VIP road: <ol style="list-style-type: none"> i) The affected person/ institution shall require to take approval for landuse modification under Clause 23(a), Nagar Tatha Gram NiveshAdhiniyam 1973, and as per table no. 16(3) of Nagar Tatha Gram NiveshNiyam 2022, Nava Raipur Atal Nagar area shall be considered as urban area for the modification of landuse. ii) If the part of the land is surrendered, then the owner of the plot shall get twice modified FAR of the surrendered land which will be added on applicable FAR of remaining land of the surrenderer. Thus, the owner of the land who shall surrender part of his land for development of road will get additional FAR as per the provisions of C.G. Bhumi Vikas Rules, 1984, Rule 61.

	<p>iii) If the entire land is surrendered or the remaining land available after the surrender is not constructable, as the case may be, then the surrenderer shall get built-up area as per double FAR applicable on surrendered land and shall be able to sale the same in such area which is notified by Government for such sale as per the provisions of Town and Country Planning Department, GoCC.</p> <p>iv) In-lieu of handing over the land to government free of cost, the registry fees and other charges shall be relaxed.</p> <p>v) Relaxation on Development charges on surrendering the land:</p> <ul style="list-style-type: none">• Only 75% of the calculated Development Charge shall be payable in case the remaining land after the land handed over is 0.2 acre or more or the width of plot abutting road is 10mt.• Only 50% of the calculated Development Charge shall be payable in case the remaining land after the land handed over is less than 0.2 acre or the width of plot abutting road is less than 10mt.																
11	<p>-----</p> <p>• Regulations for Integrated Township</p> <p>Minimum area requirement for the development of Integrated Township shall be 10 Ha.</p> <table><tr><th>Sr. No.</th><th>Activity</th><th>Percentage of allotment of land</th><th>Details</th></tr><tr><td>1</td><td>Residential</td><td>Maximum 50%</td><td>As per the provisions of Town Development Scheme. EWS is included.</td></tr><tr><td>2</td><td>Commercial</td><td>Maximum 5%</td><td>5% Convenient shops and sector level local shopping centres.</td></tr><tr><td>3</td><td>Services and Facilities/ Social Infrastructure</td><td>Minimum 25%</td><td>All public and semi-public activities and roads.</td></tr></table>	Sr. No.	Activity	Percentage of allotment of land	Details	1	Residential	Maximum 50%	As per the provisions of Town Development Scheme. EWS is included.	2	Commercial	Maximum 5%	5% Convenient shops and sector level local shopping centres.	3	Services and Facilities/ Social Infrastructure	Minimum 25%	All public and semi-public activities and roads.
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[illegible]

G	Clause No. 9.3.3, Naya Raipur City Transport System, 9.3.3.1 Road Network, 1. Hierarchy	
14	<p>1. Hierarchy</p> <p>The envisaged hierarchy of roads, by right of way is as under (Refer map 9.2) :</p> <ul style="list-style-type: none"> • City Arterial Roads (100 m/60 m) • Intra – Sectoral Roads (24 m/18 m/12 m) 	<p>1. Hierarchy</p> <p>The envisaged hierarchy of roads, by right of way is as under (Refer map 9.2) :</p> <ul style="list-style-type: none"> • City Arterial Roads (100 m/60 m) • Intra – Sectoral Roads (24 m/18 m/12 m) • The width of V.I.P. Road from Airport Junction till Nava Raipur Atal Nagar Planning Boundary shall be 45 m.